



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590  
[www.ci.vallejo.ca.us](http://www.ci.vallejo.ca.us)

# AMENDED AGENDA<sup>1</sup>

**VALLEJO CITY COUNCIL  
SPECIAL MEETING – 5:30 P.M.  
REGULAR MEETING – 7:00 P.M**

**JOINT VALLEJO CITY COUNCIL &  
HOUSING AUTHORITY  
SPECIAL MEETING – 6:30 P.M.**

MAYOR  
Osby Davis

CITY COUNCIL  
Stephanie Gomes, Vice Mayor  
Marti Brown  
Jesus "Jess" Malgapo  
Robert H. McConnell  
Bob Sampayan  
Hermie Sunga

**NOVEMBER 19, 2013**

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the City Council without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Pursuant to the Government Code Section 54954.3 (The Brown Act), members of the public shall be afforded the opportunity to speak on any agenda item of interest to them provided they are first recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the City Clerk prior to the consideration of the item.

Those wishing to address the Council on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the City Council to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA.

Members of the public have the right to speak on any item on this agenda. Those wishing to address the Council: 1) during the Community Forum are limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300; 2) on a Consent Calendar item are limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310; and an Action Calendar item are limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the City Council will be available for public inspection at the City Clerk's Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the City Council. Such documents may also be available on the City of Vallejo website at <http://www.ci.vallejo.ca.us> subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562.

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Sign up to receive City Communications via e-mail ([www.ci.vallejo.ca.us/living/connect](http://www.ci.vallejo.ca.us/living/connect))

Sign up to receive City updates and get connected with your neighbors on Nextdoor ([www.nextdoor.com](http://www.nextdoor.com))



Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

<sup>1</sup> Amended Agenda to remove Council Referral Item "Consideration of a Resolution in Support of the Pension Reform Act of 2014" and substitute with a new Action Calendar Item 8D related to Municipal Code Update.

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 5:30 P.M.  
OF THE VALLEJO CITY COUNCIL**

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL:

You are hereby notified that I do hereby call the Vallejo City Council in special session to consider only the matters stated on the agenda listed below.

**NOTICE:** Members of the public shall have the opportunity to address the City Council concerning any item listed on the agenda *before or during* consideration of that item. *No other items may be discussed at this special meeting.*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. CLOSED SESSION**

- A. Conference with Legal Counsel – Existing Litigation: pursuant to Government Code Section 54956.9(a). *Andrew Washington, Jr./Lori Bauer v. City of Vallejo, et al.*, USDC, Eastern District, Sacramento Division, Case No. 2:05-CV-00881-JAM-DAD
- B. Conference with Real Property Negotiators pursuant to Government Code Section 54956.8 – Properties: Valle Vista Avenue and Couch Street (APN #0054-020-120) and 1600 Sonoma Boulevard (APN #0056-196-130, #0056-196-140 and #0056-196-150); City Negotiators: Daniel E. Keen, City Manager; Negotiating Parties: Environfinance Group SPV-III, LLC for the Valle Vista and Coach parcel and Thomas J. McIlhattan and Honore H. McIlhattan Living Trust for 1600 Sonoma Boulevard; Under Negotiations: Price and Terms of Payment
- C. Conference with Labor Negotiators: pursuant to Government Code Section 54957.6. Negotiators: Daniel E. Keen, City Manager; Craig Whittom, Assistant City Manager; Deborah Lauchner, Finance Director; Claudia Quintana, City Attorney; Maria Olvera, Human Resources Director; Austris Rungis, IEDA; and Charles Sakai, Renne Sloan Holtzman Sakai. Employee Organizations: Vallejo Police Officers Association (VPOA)
- D. Conference with Labor Negotiators: pursuant to Government Code Section 54957.6. Negotiators: Daniel E. Keen, City Manager; Craig Whittom, Assistant City Manager; Deborah Lauchner, Finance Director; Claudia Quintana, City Attorney; Maria Olvera, Human Resources Director; Austris Rungis, IEDA; and Charles Sakai, Renne Sloan Holtzman Sakai. Employee Organizations: Confidential, Administrative and Managerial Professionals (CAMP)

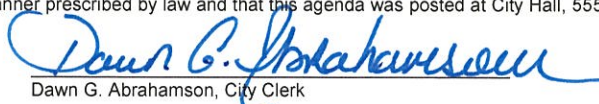
**4. ADJOURNMENT**

Dated: November 15, 2013

  
Osby Davis, Mayor

I, Dawn Abrahamson, City Clerk do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the City Council, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 11:00 a.m., Friday, November 15, 2013.

Dated: November 15, 2013

  
Dawn G. Abrahamson, City Clerk

**CALL AND NOTICE OF  
JOINT SPECIAL MEETING  
AT 6:30 P.M.  
OF THE  
VALLEJO CITY COUNCIL AND  
HOUSING AUTHORITY  
COUNCIL CHAMBERS  
555 SANTA CLARA STREET  
VALLEJO, CA  
NOVEMBER 19, 2013**

MAYOR/CHAIR  
Osby Davis

MEMBERS:  
Vice Mayor/Vice Chair Stephanie Gome:  
Marti Brown  
Jesus "Jess" Malgapo  
Robert H. McConnell  
Bob Sampayan  
Hermie Sunga  
Wallace Ingalls  
Lydia Pitchford

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL AND VALLEJO HOUSING AUTHORITY:

You are hereby notified that I do hereby call the Vallejo City Council and the Vallejo Housing Authority in special session to consider only the matters stated on the agenda listed below.

NOTICE: Members of the public shall have the opportunity to address the City Council and Housing Authority concerning any item listed on the agenda *before or during consideration of that item. No other items may be discussed at this special meeting.*

1. **CALL TO ORDER THE VALLEJO HOUSING AUTHORITY MEETING**
2. **ROLL CALL**
3. **CONSENT CALENDAR**

**A. Approval of Minutes**

Recommendation: By motion, approve Housing Authority minutes for the regular meeting of September 24, 2013

Contact: Dawn G. Abrahamson, Secretary, 648-4527

**B. City Treasurer's Investment Report for Quarter Ended September 30, 2013**

Recommendation: By motion, accept the City Treasurer's Investment Report for the quarter ended September 30, 2013. This report is an informational item only

Contact: Deborah Lauchner, Finance Director, 648-4592

**C. Changes to the Vallejo Housing Authority's Administrative Plan**

Recommendation: By motion, approve the proposed changes to the Vallejo Housing Authority's (VHA) Administrative Plan

Contact: Craig Whittom, Assistant City Manager, 648-4579

Anne Putney, Housing and Community Development Manager, 648-4395

**D. Approval of Fiscal Year 2013/2014 "Priority Markets" Program Agreement with Community Housing Development Corporation (CHDC) in the Amount of \$88,000**

Recommendation: By motion, approve "Priority Markets" Program Agreement with CHDC in the amount of \$88,000

Contact: Craig Whittom, Assistant City Manager, 648-4579

Anne Putney, Housing and Community Development Manager, 648-4408

Guy L. Ricca, Senior Community Development Analyst, 648-4395

#### 4. ACTION CALENDAR

##### A. Expenditure Reductions to Ensure Sustainable Vallejo Housing Authority Administrative Fund Budget

Recommendation: Adopt a Resolution recommending the Vallejo Housing Authority's (VHA) cost savings measures within the Housing and Community Development Division (HCD) to ensure a sustainable VHA Administrative Fund (Fund 121) budget  
Contact: Craig Whittom, Assistant City Manager, 648-4579  
Anne Putney, Housing and Community Development Manager, 648-4408

#### CONVENE AND CALL TO ORDER A JOINT MEETING OF THE VALLEJO CITY COUNCIL AND VALLEJO HOUSING AUTHORITY

##### B. Loan Agreement with the Vallejo Housing Collaborative Permanent Supportive Housing Project

###### City Council:

Recommendation: By motion authorize the City Manager or his designee to enter into a residential receipts HOME Investment Partnerships Program Loan Agreement by and between the Vallejo Housing Authority and VHC in the amount of \$100,000, a Promissory Note and any other related documents between the City of Vallejo and VHC, and to make amendments to the Agreements that do not obligate additional funds of the City of Vallejo subject to the approval of the City Attorney  
Contact: Craig Whittom, Assistant City Manager, 648-4579  
Anne Putney, Housing and Community Development Manager, 648-4408  
Ty Robinson, Community Development Analyst II, 648-4359

###### Housing Authority:

Recommendation: By motion authorize the Executive Director or his designee to enter into a residential receipts Loan Agreement by and between the Vallejo Housing Authority and VHC in the amount of \$900,000, a Promissory Note and any other related documents between the Housing Authority and VHC, and to make amendments to the Loan Agreement that do not obligate additional funds of the Housing Authority subject to the approval of the City Attorney  
Contact: Craig Whittom, Assistant City Manager, 648-4579  
Anne Putney, Housing and Community Development Manager, 648-4408  
Ty Robinson, Community Development Analyst II, 648-4359

#### 5. ADJOURNMENT

Dated: November 15, 2013

  
Osby Davis, Mayor/Chair

I, Dawn Abrahamson, City Clerk/Secretary do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the City Council and Housing Authority, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 11:00 a.m., Friday, November 15, 2013.

Dated: November 15, 2013

  
Dawn G. Abrahamson, City Clerk/Secretary

**VALLEJO CITY COUNCIL  
REGULAR MEETING – 7:00 P.M.  
COUNCIL CHAMBERS  
NOVEMBER 19, 2013**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PRESENTATIONS AND COMMENDATIONS**

A. Introduction of New Employees

5. **FIRST COMMUNITY FORUM**

*Anyone wishing to address the Council on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Council to resolve, is requested to submit a completed speaker card to the City Clerk. When called upon, each speaker should step to the podium, state his /her name, and address for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300. The remainder of the speakers wishing to address the Council on non-agenda items will be heard at the second Community Forum listed later on the agenda.*

6. **PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS**

*Members of the public wishing to address the Council on Consent Calendar Items are requested to submit a completed speaker card to the City Clerk. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310. Requests for removal of Consent Items received from the public are subject to approval by a majority vote of the Council. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.*

7. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

A. **Approval of Minutes**

Recommendation: By motion, approve City Council minutes for the meetings of 1) November 12, 2013 (special) and 2) November 12, 2013 (regular)  
Contact: Dawn G. Abrahamson, City Clerk, 648-4527

B. **Authorize Two Work Orders for Additional Work with Calpo Hom and Dong Architects for the 1850 Broadway Bus Maintenance Facility Project**

Recommendation: By motion, authorize the City Manager, or his designee, to execute an additional work order to the Design Professional Services Agreement with Calpo Hom and Dong Architects (CHD) for additional design work requested by SolTrans in an amount not to exceed \$113,032.31; and authorize execution of an additional work order to the Design Professional Services Agreement with CHD for mold, lead, and asbestos investigation in an amount not to exceed \$3,052

Contact: David A. Kleinschmidt, Public Works Director, 648-4301

C. **LETTER NOT USED**

- D. **Adopt a Resolution of Intention to Amend the Police Department's Fiscal Year 2013-2014 Budget, as the First Step in a Two-Step Process by Receiving a Community Oriented Policing Services ("COPS") Grant issued by the US Department of Justice Totaling \$1,066,584 for Salary and Benefit Costs Under the Community Oriented Policing Services Hiring Program**  
Recommendation: Adopt a Resolution of Intention to amend the Police Department's Fiscal Year 2013-2014 budget, as the first step in a two-step process, by receiving a community oriented policing services grant issued by the US Department of Justice totaling \$1,066,584 for salary and benefit costs under the Community Oriented Policing Services Hiring Program  
Contact: Joseph M. Kreins, Chief of Police, 648-4540
- E. **Adopt Resolution Amending the Police Department's Fiscal Year 2013-2014 Budget and Accepting Three California Office of Traffic Safety Grants Totaling \$378,150 for Selective Traffic and Substance Abuse Driving Enforcement and Awareness Programs**  
Recommendation: Adopt a Resolution amending the Police Department's Fiscal Year 2013-2014 budget and accepting three California Office of Traffic Safety grants totaling \$378,150 for selective traffic and substance abuse driving enforcement and awareness programs  
Contact: Joseph M. Kreins, Chief of Police, 648-4540
- F. **Adopt a Resolution Authorizing the City Manager to Reallocate an Existing Sergeant Position in the Vallejo Police Department to a Lieutenant Position in Order to Provide Comprehensive Supervisor Coverage in the Police Department**  
Recommendation: Adopt a Resolution authorizing the City Manager to reallocate an existing Sergeant position in the Vallejo Police Department to a Lieutenant position in order to provide comprehensive supervisor coverage for the Police Department  
Contact: Joseph M. Kreins, Chief of Police, 648-4540
- G. **Authorization to Execute a Professional Services Agreement By and Between the City of Vallejo and Kennedy-Wilson Properties, Ltd., for Management of the City of Vallejo's Real Property**  
Recommendation: By motion, authorize the City Manager to execute a Consultant and Professional Services Agreement with Kennedy-Wilson Properties Ltd., in an amount not to exceed \$247,000 for the management of the City of Vallejo's real property assets and authorize the City Manager to make any necessary changes to the agreement consistent with the intent of this motion and with the approval of the City Attorney  
Contact: Mark Sawicki, Community & Economic Development Director, 648-4382

- H. **Resolution to Amend Fiscal Year 2013-2014 Budget to Implement The College Bound Vallejo Participatory Budgeting (PB) Project**  
Recommendation: Adopt a Resolution amending the Fiscal Year 2013-2014 budget authorizing the City Manager to determine eligibility, disburse funds, execute agreements and take any and all required actions to implement PBB2 (College Bound Vallejo)  
Contact: Daniel E. Keen, City Manager, 648-4576  
Joanna Altman, Administrative Analyst II, 648-4362
- I. **2013 California Fire Code Adoption**  
Recommendation: Conduct third reading and adopt an Ordinance adopting the 2013 California Fire Code including Chapter 1, Division 2, but excepting Section 103, and Administrative Provisions, with amendments of Chapter 12.28 of the City of Vallejo Municipal Code  
Contact: Ron Prince, Interim Fire Chief, 648-4526  
Vince Sproete, Fire Prevention Manager, 654-7868
- J. **Third Amendment to Design Professional Services Agreement with Carollo Engineers, Inc. for Water Division Services and Parking Structure Soil Testing in An Amount Not to Exceed \$344,331**  
Recommendation: By motion, authorize the City Manager or his designee to execute the Third Amendment to the existing Design and Professional Services Agreement with Carollo Engineers, Inc.  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- K. **Resolution of Intention to Amend Fiscal Year 2013-2014 Capital Improvement Program (CIP) Budget for the Mare Island Causeway Bridge Project**  
Recommendation: Adopt a Resolution of Intention to amend the Fiscal Year 2013-2014 Capital Improvement Program (CIP) budget, as the first step in a two-step process, to reduce the budget in the Mare Island Community Facilities District (CFD) 2005 fund and increase the budget in the Mare Island CFD 2002 fund in the amount of \$700,000 and transfer all actual project expenditures from the Mare Island CFD 2005 fund to the Mare Island CFD 2002 fund  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- L. **Claims**  
Recommendation: By motion, ratify the payment of claims totaling \$7,496,909.08 for the period of October 1, 2013 through October 31, 2013  
Contact: Deborah Lauchner, Finance Director, 648-4592

**8. ACTION CALENDAR**

*NOTICE: Members of the public wishing to address the Council on Action Calendar Items are requested to submit a completed speaker card to the City Clerk. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.*

- A. **Quarterly Ridgecrest Report – July 1, 2013 – September 30, 2013**  
Recommendation: By motion, accept the Ridgecrest Quarterly Report as documentation of the reimbursement from the Landscape Maintenance District Program for non-Landscape Maintenance District inspection services during the first quarter of Fiscal Year 2013-2014 in the amount of \$2,785.45  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- B. **Adopt a Resolution Of Intention to Amend the Fiscal Year 2013-2014 Community Development Block Grant (CDBG) Program Budget and Update Regarding City Park Improvements**  
Recommendation: Adopt of a Resolution of Intention, as the first step in a two-step process, to amend the Fiscal Year 2013-2014 CDBG Program budget  
Contact: Craig Whittom, Assistant City Manager, 648-4579  
Anne Putney, Housing and Community Development Manager, 648-4395  
Guy Ricca, Senior Community Development Analyst, 648-4395
- C. **Council Referral from Vice Mayor Gomes and Councilmember Brown – Request Council Support to Agendize Adoption of a Resolution Making a Series of recommendations to the County on Approaches to Address the City and County's Homeless Issues**  
Recommendation: Council to consider Vice Mayor Gomes' and Councilmember Brown's referral and by a majority of the City Council, provide direction to staff to agendize adoption of a resolution for a future meeting  
Contact: Vice Mayor Gomes and Councilmember Brown, 648-4576
- D. **Council Referral from Vice Mayor Gomes – Update the Municipal Code to Address Noise Generated by Leaf Blowers and Mobile Vending Trucks**  
Recommendation: Council to consider Vice Mayor Gomes' request and by a majority of the City Council, provide direction to staff to agendize for a future meeting  
Contact: Vice Mayor Gomes, 648-4576

9. **INFORMATIONAL CALENDAR**

- A. **Informational Presentation on Pavement Repair, Preservation and Prioritization**  
Recommendation: Informational item only; no action requested  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill Mercurio, Assistant Public Works Director/City Engineer, 648-4301

10. **CITY MANAGER'S REPORT**

11. **CITY ATTORNEY'S REPORT**

12. **COMMUNITY FORUM**

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13. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL
  14. CLOSED SESSION
  15. ADJOURNMENT
- 

ADDITIONAL CITY INFORMATION

Members of the public can:

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Sign up to receive City updates and get connected with your neighbors on Nextdoor ([www.nextdoor.com](http://www.nextdoor.com))